002.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,200 / 650,200
					USE VALUE:	650,200 / 650,200
					ASSESSED:	650,200 / 650,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVA DONALD J SR& CATHERINE B
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	87 FAIRMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SILVA DONALD J & CATHERINE -
Owner 2:	-
Street 1:	87 FAIRMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .081 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1908, having primarily Vinyl Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3510.000	230,000		420,200	650,200
Total Card	0.081	230,000		420,200	650,200
Total Parcel	0.081	230,000		420,200	650,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 552.89 /Parcel: 552.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 1704

GIS Ref

GIS Ref

Insp Date 08/04/17

!170!

PREVIOUS ASSESSMENT

Parcel ID 002.0-0003-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	230,000	0	3,510.	420,200	650,200		Year end	12/23/2021
2021	101	FV	223,000	0	3,510.	420,200	643,200		Year End Roll	12/10/2020
2020	101	FV	223,000	0	3,510.	420,200	643,200	643,200	Year End Roll	12/18/2019
2019	101	FV	199,600	0	3,510.	446,500	646,100	646,100	Year End Roll	1/3/2019
2018	101	FV	199,600	0	3,510.	325,700	525,300	525,300	Year End Roll	12/20/2017
2017	101	FV	200,300	0	3,510.	283,700	484,000	484,000	Year End Roll	1/3/2017
2016	101	FV	200,300	0	3,510.	241,600	441,900	441,900	Year End	1/4/2016
2015	101	FV	188,500	0	3,510.	236,400	424,900	424,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:06:13

LAST REV

Date	Time
08/22/17	09:36:15
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 170

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVA DONALD J	63501-243		4/17/2014	Convenience	1	No	No		
	13041-652		8/20/1976		30,000	No	No		N

USER DEFINED

Prior Id # 1:	1704
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	Meas/Inspect	HS	Hanne S
5/1/2009	Meas/Inspect	372	PATRIOT
9/24/1999	Meas/Inspect	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3510		Sq. Ft.	Site		0	80.	1.50	1									420,240						420,200	

Total AC/HA:	0.08058	Total SF/SM:	3510	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,240	Spl Credit		Total:	420,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1908	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	180.428
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312492
Depreciation:	82498
Depreciated Total:	229994

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

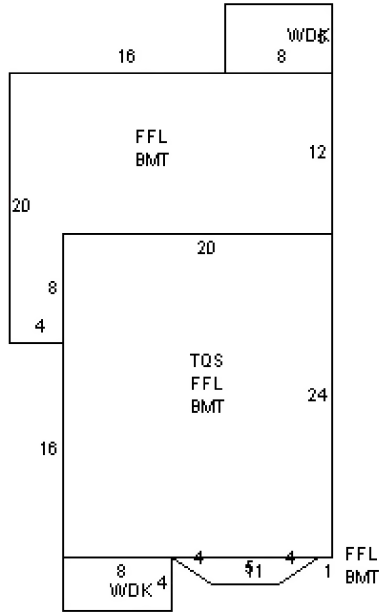
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.43
Special Features:	0	Val/Su Net:	111.43
Final Total:	230000	Val/Su SzAd	195.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	54.130	44,169
FFL	First Floor	816	180.430	147,229
TQS	3/4 Story	360	180.430	64,954
WDK	Deck	72	15.840	1,140

Net Sketched Area:	2,064			Total:	257,492
Size Ad	1176	Gross Area	2184	FinArea	1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	